



## Station Avenue, Wickford

Offers In Excess Of £600,000

- Living Room 19'6 x 14'8
- Kitchen/Breakfast Room 15'8 x 14'8
- 4 First Floor Bedrooms
- 100ft Garden to Rear
- Dining Room/ Study 11'2 x 9'8
- Utility Room 7'2 x 5'10
- En-suite, Bathroom & Cloakroom
- Extensive Driveway to Front

4 BEDROOM DETACHED. 100FT GARDEN TO REAR. EXTENSIVE DRIVEWAY TO FRONT. 19'6" LIVING ROOM. CLOSE TO TOWN CENTRE & MAINLINE STATION. Situated in Wickford's town centre just minutes from Mainline Station is this 4 bedroom detached property benefitting from accommodation including living room 19'6" x 14'8", dining room 11'2" x 9'8", kitchen/breakfast room 15'8" x 14'8", utility room 7'2" x 5'10", 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) 100ft garden to rear, attached storage to side and extensive driveway to front providing ample off street parking.



Council Tax Band: F



#### ENTRANCE PORCH

Double glazed door to front. Double glazed window to side.

#### SPACIOUS ENTRANCE HALL

Radiator in casement surround (untested). Coved ceiling. Tiling to floor.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC and wash hand basin.

#### LIVING ROOM

19'6 x 14'8  
Double glazed window to side Two double glazed French doors to rear garden. Two radiators (untested). Coved ceiling.

#### DINING ROOM/ STUDY

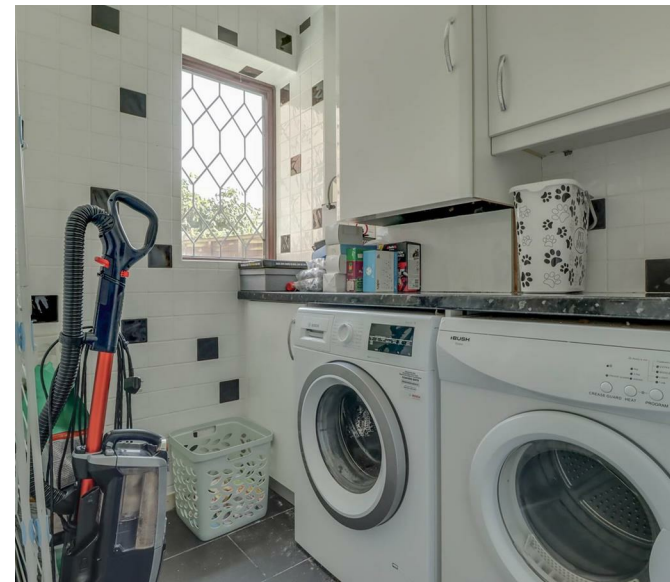
11'2 x 9'8  
Double glazed window to front. Radiator (untested). Under stairs cupboard.

#### KITCHEN/BREAKFAST ROOM

15'8 x 14'8  
Double glazed window to front. Double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Island unit. Built in oven, microwave hob with extractor fan above (all untested). Hot tap (untested). Integrated dishwasher (untested). Underfloor heating (untested) Space for fridge freezer

#### UTILITY ROOM

7'2 x 5'10  
Double glazed window to rear. Additional base and wall mounted units. Space and provision for washing machine and tumble dryer.



## FIRST FLOOR LANDING

Double glazed window to side. Radiator in casement surround (untested). Access to loft.

## BEDROOM ONE

12'10 x 11'2

Two double glazed windows to front. Fitted wardrobe cupboards and drawers with matching bedside units. Radiator (untested).

## EN-SUITE SHOWER ROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to walls. Radiator/rail (untested).

## BEDROOM TWO

11'8 x 9'8

Double glazed window to rear. Radiator (untested). Coved ceiling.

## BEDROOM THREE

11'8 x 9'10

Double glazed window to rear. Radiator (untested). Coved ceiling.

## BEDROOM FOUR

9'10 x 7'4

Double glazed window to front. Radiator (untested). Coved ceiling.

## BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Wall mounted cupboard and storage . Extensive tiling to walls. Radiator/rail (untested). Coved ceiling.

## REAR GARDEN

approaching 100ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Access via path and gate to side. Summerhouse with storage included. Sauna to remain by separate negotiation.

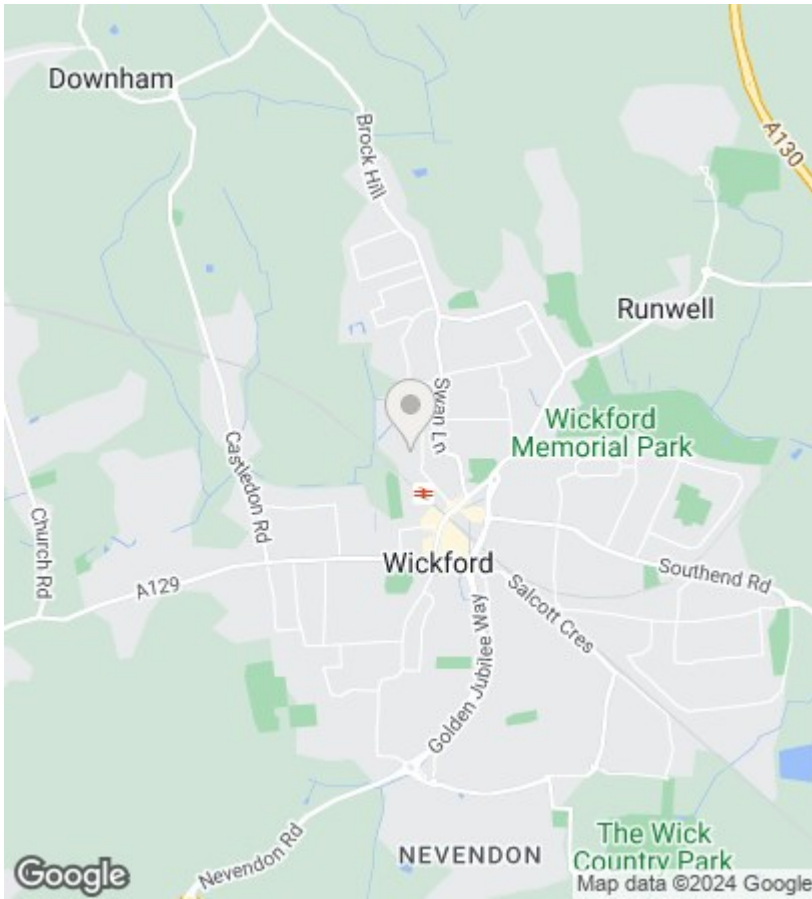
## PLANNING PASSED FOR STORAGE/GARAGE TO SIDE

## EXTENSIVE DRIVEWAY

The property benefits from extensive driveway to front providing ample off street parking.








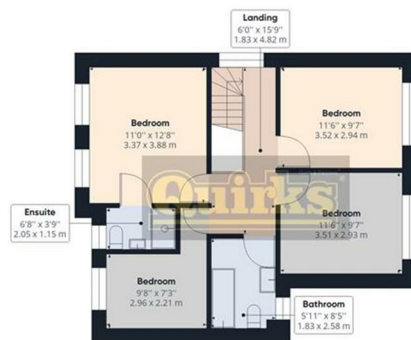
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Floor 0



Approximate total area<sup>(1)</sup>  
1395.57 ft<sup>2</sup>  
129.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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